

SUMTER COUNTY ORDINANCE 2010-11

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING THE ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING ADVISORY COMMITTEE, PROVIDING MEMBERSHIP STANDARDS, OUTLINING OBLIGATIONS OF THE BOARD OF COUNTY COMMISSIONERS WITH REGARD TO ADVISORY COMMITTEE RECOMMENDATIONS, PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners recognizes that affordable housing is a necessary and desirable goal for Sumter County, and;

WHEREAS, Section 420.9076 requires that all counties in Florida establish an Affordable Housing Advisory Committee, and;

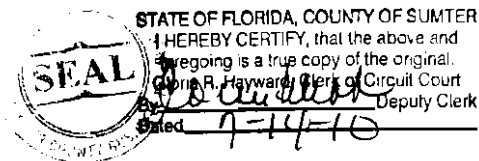
WHEREAS, to establish an Affordable Housing Advisory Committee in a manner consistent with statutory requirements, Sumter County passed Ordinance 2008-14, and;

WHEREAS, to maintain consistency with state statutes, the ordinance shall be amended as stated herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Sumter County, Florida, that Chapter 12, Article III, Section 12-47 is hereby amended in its entirety to read as follows:

SECTION 1: *Establishment, Purpose and Intent.* There is hereby created the Sumter County Affordable Housing Advisory Committee (hereinafter referred to as the "committee" or "advisory committee"), whose members shall be appointed by resolution of the Board of County Commissioners. The committee shall consist of eleven (11) members and at least one (1) but not more than four (4) alternates. Six (6) members shall constitute a quorum. The committee may not take formal actions unless a quorum is present, but may meet to hear presentations if duly noticed. The committee shall include the following, which individuals may overlap with, or be a part of, the local housing partnership referred to in Section 420.9071(18), Florida Statutes:

- (1) One citizen who is actively engaged in the residential home building industry in connection with affordable housing;
- (2) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing;
- (3) One citizen who is a representative of those areas of labor engaged in home building in connection with affordable housing;
- (4) One citizen who is designated as an advocate for low-income persons in connection with affordable housing;



- (5) One citizen who is a for profit provider of affordable housing;
- (6) One citizen who is a not for profit provider of affordable housing;
- (7) One citizen who is actively engaged as a real estate professional in connection with affordable housing;
- (8) One citizen who actively serves on the Local Planning Agency of the County;
- (9) One citizen chosen by the Board of County Commissioners from any profession or occupation.
- (10) One citizen who represents employers within the jurisdiction.
- (11) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

With regard to the occupation requirements noted above, if an individual cannot be found in the noted occupations who has a "connection with affordable housing", then such an individual may be chosen without regard to any connection with affordable housing.

SECTION 2: *Term.* Six initial members shall serve three-year terms following their appointment by resolution, while the remaining initial members shall serve two year terms following their appointment. All members or their successors may thereafter be appointed for two year terms at the sole discretion of the Board of County Commissioners. If a member is unable to finish his or her term, his or her replacement shall serve the remainder of the departed member's existing term before being eligible for an appointment to a new two year term. Alternates shall serve a term of two years.

SECTION 3: *Meetings.* Meetings shall be held monthly for the first year of committee existence and quarterly, or more frequently, as necessary thereafter. The committee shall comply with the Florida Government in the Sunshine Law, the Florida Public Records Laws including Chapter 119, Florida Statutes, and the special provisions regarding notice of plan considerations found in Chapter 420, Florida Statutes. Minutes of the meeting will be kept by Sumter County staff and the meetings shall be recorded via audio recording.

SECTION 4: *Officers.* The committee shall annually elect a chairperson, vice chairperson, and such other offices as it deems necessary. The chairperson is charged with the duty of conducting the meeting in a manner consistent with Florida law and Roberts Rules of Order.

SECTION 5: *Support.* Staff, administrative and facility support for advisory committee shall be provided by the board of county commissioners and the county housing authority.

SECTION 6: *Duties.* The advisory committee shall have the following duties:

(1) Review established policies and procedures, ordinances, land development regulations, and the adopted county comprehensive plan, and recommend specific initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations or plan provisions; those creations of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances or plan provisions. At a minimum, the advisory committee shall make recommendations on affordable housing incentives in the following areas to the Board of County Commissioners:

(a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects.

(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

(c) The allowance of flexibility in densities for affordable housing.

(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

(e) The allowance of affordable accessory residential units in residential zoning districts.

(f) The reduction of parking and setback requirements for affordable housing.

(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

(h) The modification of street requirements for affordable housing.

(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

(k) The support of development near transportation

hubs and major employment centers and mixed-use developments.

The committee recommendations must also include other affordable housing incentives identified by the advisory committee.

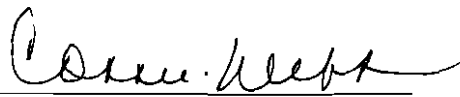
(2) The committee shall make recommendations approved by a majority of its membership at a public hearing. Notice of the time, date and place of the public hearing of the advisory committee to adopt final affordable housing incentive recommendations shall be advertised in a newspaper of general circulation in the county before the scheduled hearing. The notice of the public hearing must contain a short, concise summary of the affordable housing initiative recommendations to be considered by the advisory committee. The notice shall also state the place where a copy of the tentative advisory committee recommendations can be obtained.

SECTION 7. Codification. It is the intention of the Sumter County Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Sumter County Code and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention.

SECTION 8. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not effect other provisions or applications of the Ordinance which can be given the effect without the invalid provision or application, and to this end, the provision of this act are declared severable.

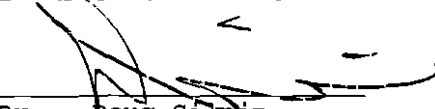
SECTION 9. Effective Date. This Ordinance shall take effect on July 13 2010.

ATTEST: GLORIA HAYWARD  
CLERK OF CIRCUIT COURT

  
Deputy Clerk



SUMTER COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

  
By: Doug Gilpin  
Chairman